

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

### Property offered for sale

Address  
Including suburb and  
postcode

2/14 LENA GROVE RINGWOOD VIC 3134

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price

or range between

\$545,000

&

\$595,000

### Median sale price

Median price

\$611,000

Property type

Unit

Suburb

Ringwood

Period - From

01 Mar 2024

to

30 Jun 2024

Source

REIV

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
3/48-50 FORD STREET RINGWOOD VIC 3134	\$595,000	28-Jun-24
2/98 DUBLIN ROAD RINGWOOD EAST VIC 3135	\$606,500	02-May-24
1/26-28 ROSEDALE CRESCENT RINGWOOD EAST VIC 3135	\$595,000	28-May-24

OR

**B\*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 9 September 2024